126.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,014,200 / 1,014,200
					USE VALUE:	1,014,200 / 1,014,200
					ASSESSED:	1,014,200 / 1,014,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		BAILEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JUODAWLKIS PAUL/AMY
Owner 2:	
Owner 3:	
Street 1:	26 BAILEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ALOUETLE REALTY LLC -
Owner 2:	-
Street 1:	170 MILK ST
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02110

NARRATIVE DESCRIPTION

This parcel contains 6,801 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Aluminum Exterior and 1600 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6801.000	447,500	5,100	561,600	1,014,200
Total Card	0.156	447,500	5,100	561,600	1,014,200
Total Parcel	0.156	447,500	5,100	561,600	1,014,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 633.88 | /Parcel: 633.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 80995

GIS Ref

GIS Ref

Insp Date 04/11/18

Parcel ID 126.0-0003-0009.0

!9750!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	447,500	5100	6,801.	561,600	1,014,200	1,014,200	Year End Roll	12/18/2019
2019	101	FV	337,300	5100	6,801.	592,800	935,200	935,200	Year End Roll	1/3/2019
2018	101	FV	339,000	5100	6,801.	436,800	780,900	780,900	Year End Roll	12/20/2017
2017	101	FV	339,000	5100	6,801.	418,100	762,200	762,200	Year End Roll	1/3/2017
2016	101	FV	339,000	5100	6,801.	386,900	731,000	731,000	Year End	1/4/2016
2015	101	FV	325,800	5100	6,801.	324,500	655,400	655,400	Year End Roll	12/11/2014
2014	101	FV	325,800	5100	6,801.	317,000	647,900	647,900	Year End Roll	12/16/2013
2013	101	FV	325,800	5100	6,801.	302,000	632,900	632,900		12/13/2012

PRINT

Date	Time
12/11/20	00:10:36

LAST REV

Date	Time
04/24/18	09:36:16
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9750

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALOUETLE REALTY	50224-449		10/15/2007		650,000	No	No		
KNUEPFER EDGAR	49149-323		3/20/2007	Sub Sale	425,000	No	No		
KNUEPFER EDGAR	48816-410		1/11/2007	Family	1	No	No		
ADAMS DEIRDRE K	48816-408		1/11/2007	Family	1	No	No		
KNUEPFER EDGAR	46236-28		10/6/2005	Family	1	No	No		
ADAMS DEIRDRE/T	45555-271		7/6/2005	Family	1	No	No		
	21428-110		9/1/1991		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/3/2009	76	Addition	28,100			G10	GR FY10	8X8 MUD ROOM ON RE
9/21/2007	847	Redo Kit	40,000	C		G9	GR FY09	REDO BATH, REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2018	Meas/Inspect	CC	Chris C
12/3/2008	MLS	MM	Mary M
11/18/2008	Meas/Inspect	336	PATRIOT
10/30/2000	Hearing N/C	163	PATRIOT
11/3/1999	Meas/Inspect	263	PATRIOT
7/22/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	80995
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6801		Sq. Ft.	Site		0	90.	0.92	10									561,629						561,600	

Total AC/HA: 0.15613 | Total SF/SM: 6801 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 561,629 | Spl Credit | Total: 561,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	7 - Brick	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.30624998
Const Adj.:	0.99980003
Adj $ / SQ:	163.249
Other Features:	111800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	469103
Depreciation:	21579
Depreciated Total:	447524

COMMENTS

STAIRS TO UAT.. OF = sink in BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

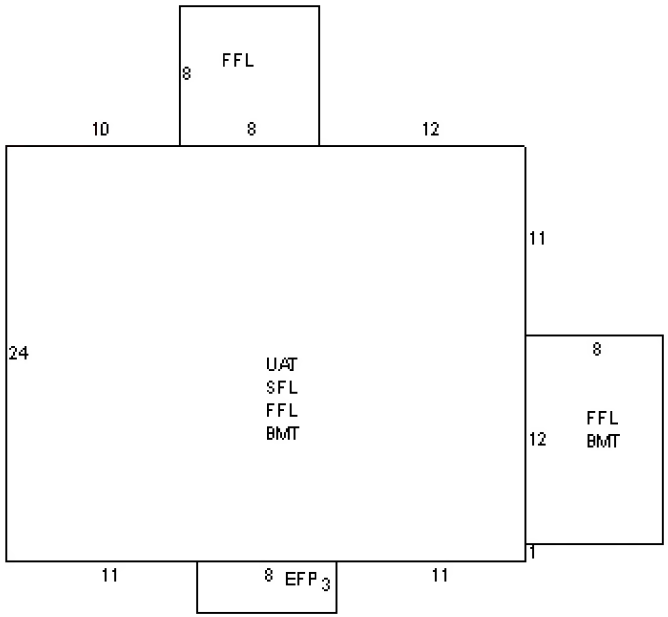
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	179.57
Special Features:	0	Val/Su Net:	170.80
Final Total:	447500	Val/Su SzAd	279.69

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	880	163.250	143,659
BMT	Basement	816	48.970	39,963
SFL	Second Floor	720	163.250	117,539
UAT	Upper Attic	180	65.300	11,754
EFP	Enclos Porch	24	72.590	1,742

Net Sketched Area:	2,620			Total:	314,657
Size Ad	1600	Gross Are	3160	FinArea	1600

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100